RAEBURN HOA

September 2026 Community Newsletter

Community Update

The Raeburn HOA Board met on September 9 to review neighborhood operations, finances, common-area projects, and several initiatives for the coming months. The Board's focus remains on maintaining Raeburn's quality and character while improving communication, fairness, and accountability.

🏠 Governing Documents — Modernization Underway

The Board is reviewing Raeburn's covenants and bylaws to make them **clearer, more objective, practical, and consistently enforceable**.

The highest priority is the **exterior-maintenance covenant**, including standards for:

- Paint and exterior appearance
- Windows and roofs
- Landscaping and vegetation
- Dead or overgrown landscaping
- General exterior maintenance

Potential revisions would account for **seasonal dormancy and weather conditions**.

Other topics being reviewed include:

- Street parking and visitor/temporary parking
- Commercial-vehicle definitions
- Architectural review procedures
- Signs and satellite dishes
- RV, trailer and boat regulations
- Ownership provisions
- Nuisance standards involving noise, odors and garbage
- Annual audit requirements

- Board nomination procedures

These are **topics under consideration, not approved changes**. Legal counsel will review proposed language before anything is presented to homeowners.

October 1 Town Hall

A **community town hall is planned for October 1** to explain the modernization effort and gather homeowner feedback. Additional communication may include newsletters, Facebook outreach, and homeowner polling.

Your input is important—please participate.

🙋 Two Open Board Seats

There are currently **two open seats on the HOA Board**.

Homeowners interested in serving are encouraged to contact the HOA Board or management company for more information. Serving is an opportunity to help guide neighborhood decisions, oversee community improvements, and work with fellow homeowners.

No prior HOA experience is necessary—just a willingness to serve your community.

💦 Pool Update

Saturday and Sunday, September 12–13, are the final days of the 2026 pool season. This is the last weekend to enjoy the pool before its seasonal closure.

The Board has also approved approximately **$66,500 in pool reconditioning/resurfacing work**, about $10,000 below last year's estimate. The pool will need to be drained, with timing coordinated around the fall season.

The Board is also considering **motion-activated lighting** for the pool area.

🌳 Landscaping & Common Areas

The Board continues to monitor landscaping and is considering additional trimming before fall to help prevent overgrowth.

At the Raeburn entrance, the irrigation system is being evaluated. Two drip zones near the pine trees may not be necessary, while the zone serving the area around the Raeburn sign needs repair. An estimate is being obtained before work is authorized.

An arborist also inspected the tree near the park and determined that it is **healthy and does not currently require intervention**.

💰 Financial Stewardship & 2027 Budget

The HOA's financial position remains **generally strong**, although planned reserve and capital expenditures will affect balances later this year.

The Board continues to review vendor expenses, purchase authorizations, and procedures for advance approval. The goal is **greater transparency, stronger oversight, and responsible use of HOA funds**.

The Board is also working on the **2027 budget**, including projected expenses and community priorities.

📋 Maintenance Notices

The Board recognizes the need for maintenance expectations to be **clear, objective, and consistently applied**.

As the governing documents are reviewed, the goal is to give homeowners a better understanding of expectations while establishing fair and consistent enforcement procedures.

🗓️ Important Dates

September 12–13: Final pool weekend
September 17: Community inspection
October 1: Community town hall
October 7: HOA Board meeting

🤝 Get Involved

Raeburn's future benefits from homeowner participation. Whether you attend the October 1 town hall, provide input on proposed governing-document changes, or consider serving on the Board, **your involvement makes a difference**.

We encourage all homeowners to participate and help make Raeburn an even better place to live.

— Raeburn HOA Board of Directors